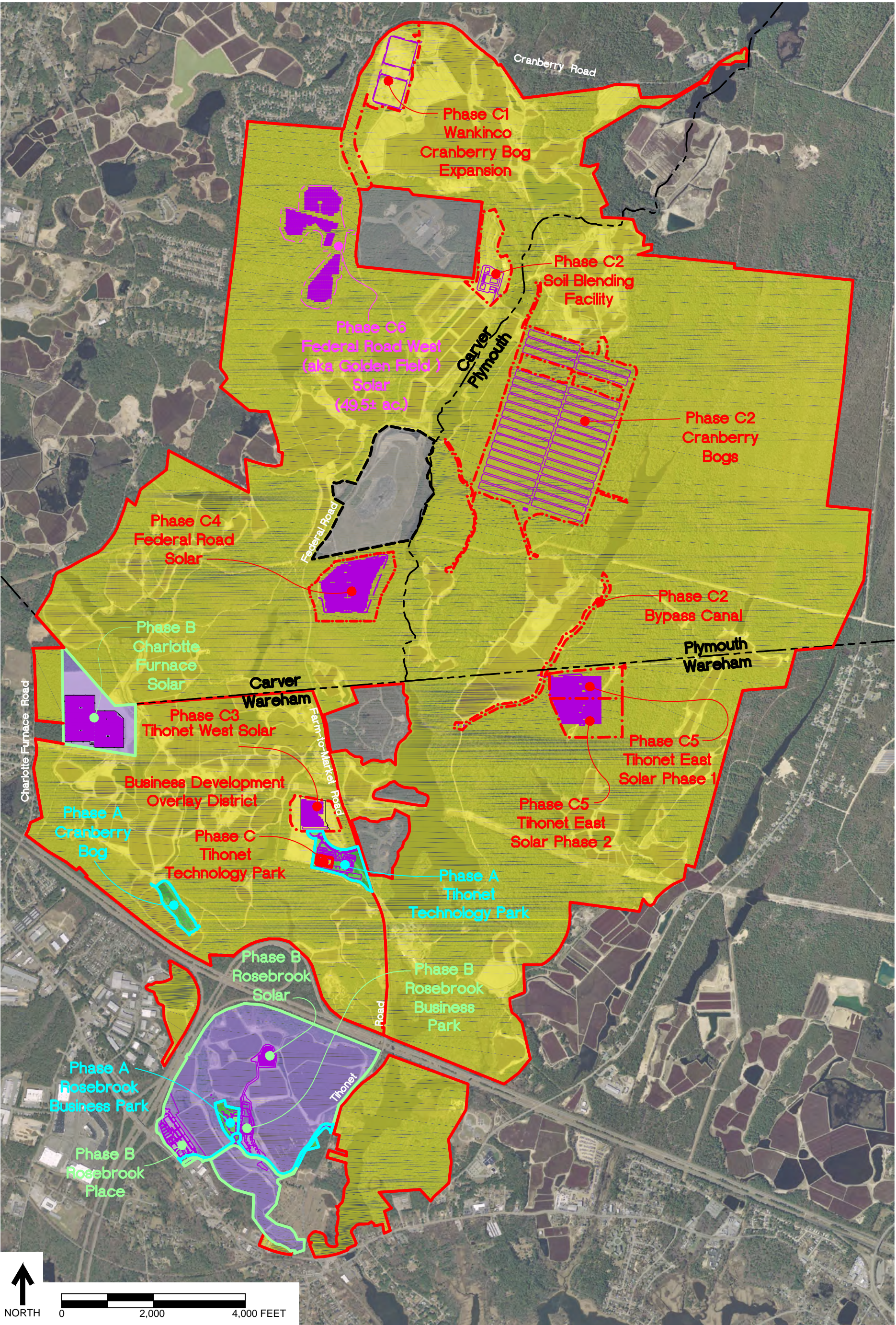


Legend

- | | | | | | |
|--|-------------------------------------|--|---|--|--------------|
| | Phase A Area | | Outparcel | | Phase A Area |
| | Phase B Area | | Outparcel owned by A.D. Makepeace Company | | Phase B Area |
| | Phase C Area | | | | Phase C Area |
| | Individual Phase C Development Area | | | | |
| | Town Line | | | | |

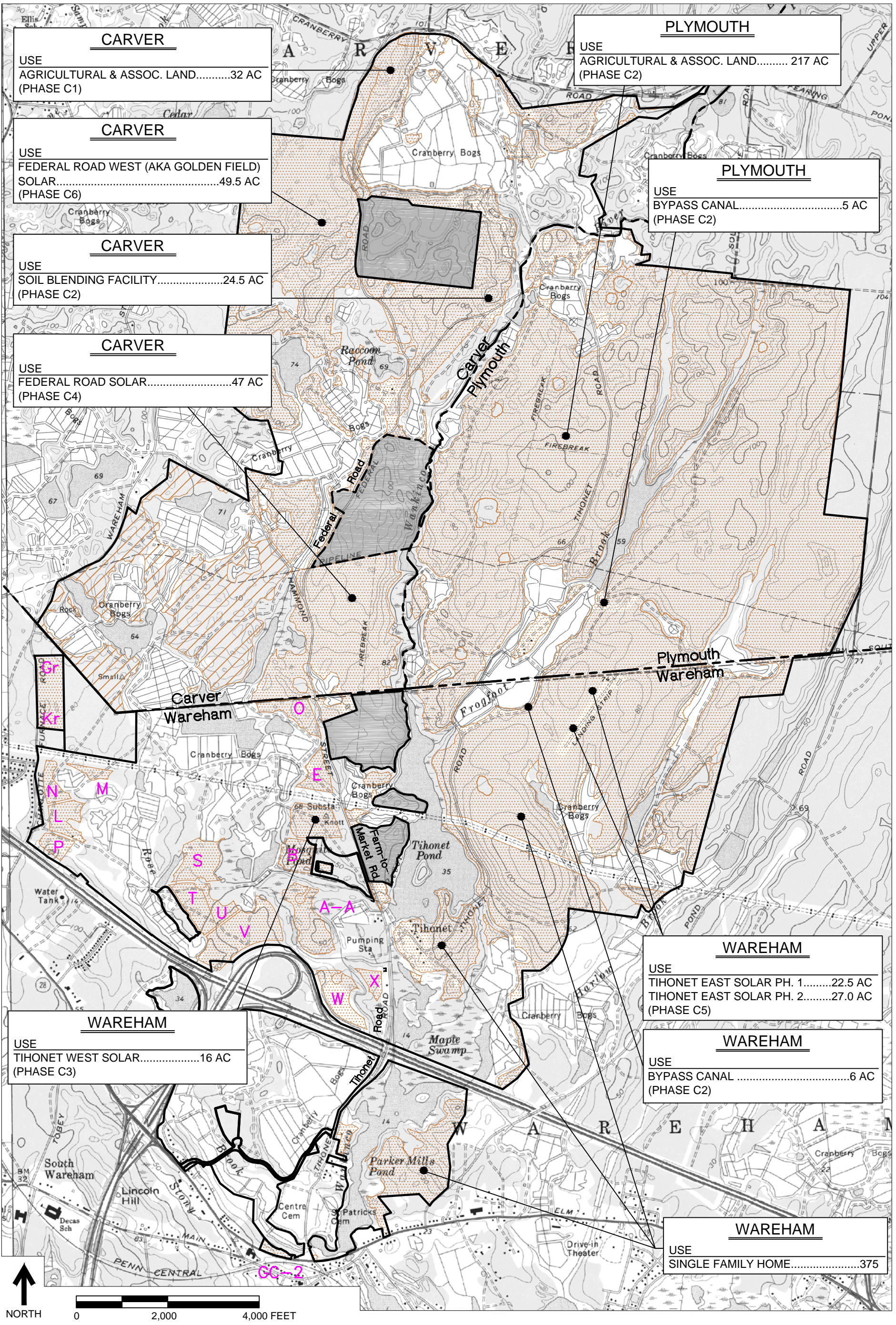
Aerial
Revised Phase Location Index
Figure 5
ADM Tihonet
Mixed Use Development
Wareham, Carver and
Plymouth, Massachusetts

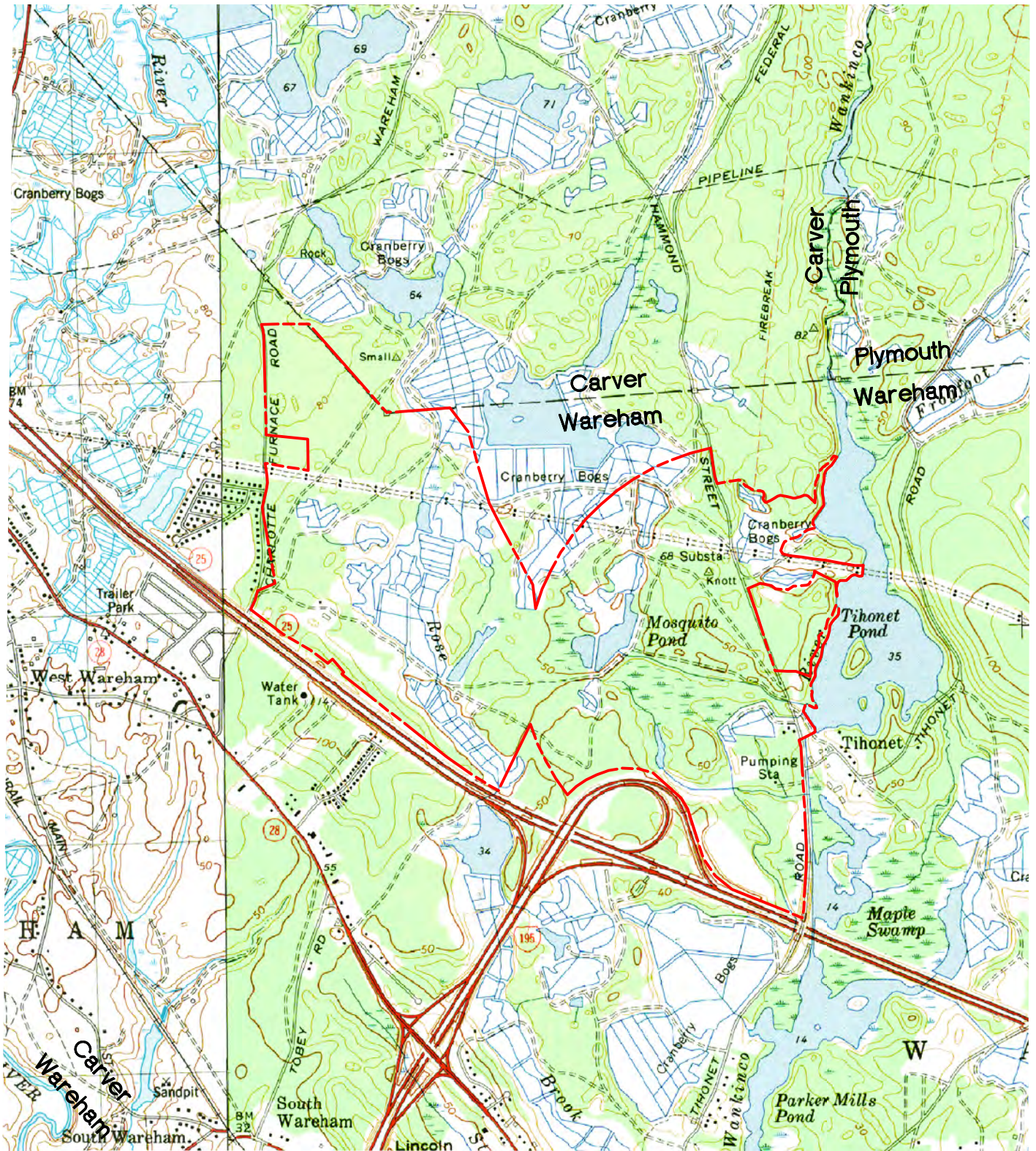


Legend

- | | | | | | |
|--|--|--|---|--|--------------|
| | Phase A Area | | Site Design | | Phase A Area |
| | Phase B Area | | Outparcel | | Phase B Area |
| | Phase C Area | | Outparcel owned by A.D. Makepeace Company | | Phase C Area |
| | Previously reviewed Phase C Development Area | | | | |
| | Phase C6 Solar Project | | | | |
| | Town Line | | | | |

Updated Context Map
Figure 6
ADM Tihonet
Mixed Use Development
Wareham, Carver and
Plymouth, Massachusetts

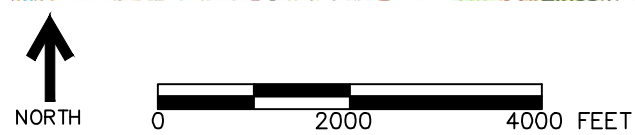




Master Turtle Permit USGS Map

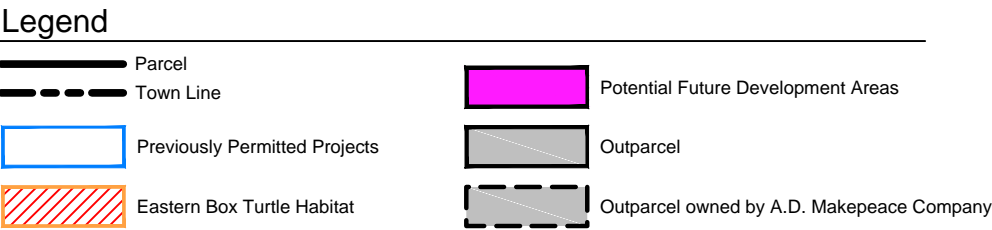
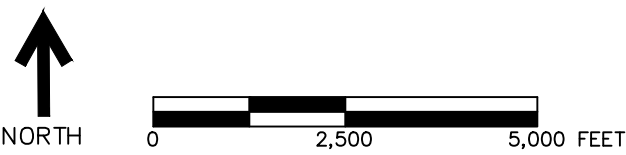
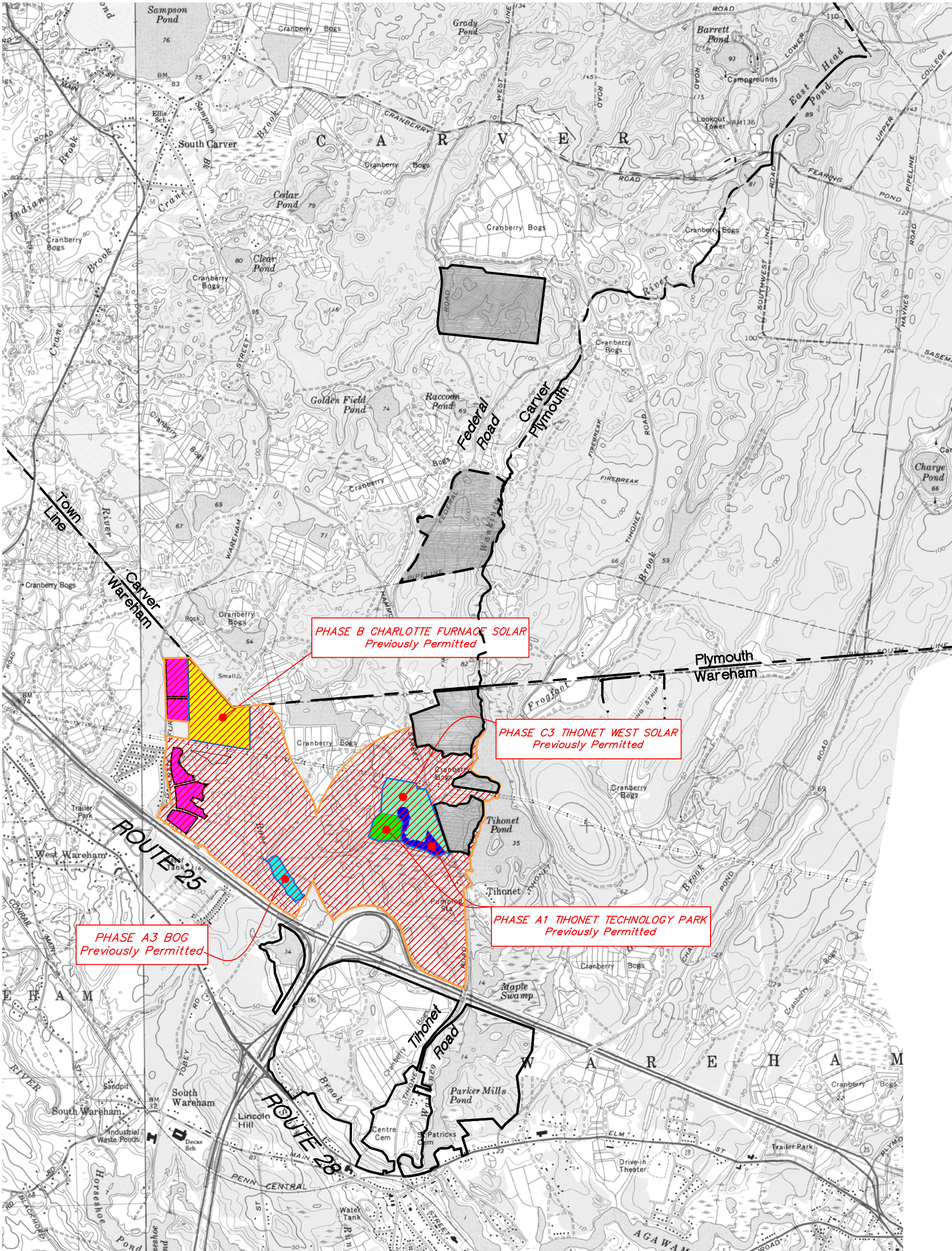
Figure 8

ADM Tihonet
Mixed Use Development
Wareham, Carver and
Plymouth, Massachusetts



Legend

- Master Eastern Box Turtle Conservation and Management Permit Area



Projects in Eastern
Box Turtle Habitat
Figure 9
ADM Tihonet
Mixed Use Development
Wareham, Carver and
Plymouth, Massachusetts



Priority Habitats and Estimated Habitats - Effective October 1, 2008
Priority Habitats for use with the MA Endangered Species Act Regulations (321 CMR 10)
Estimated Habitats for use with the MA Wetlands Protection Act Regulations (310 CMR 10)

Produced by the Natural Heritage & Endangered Species Program website: www.nhesp.org



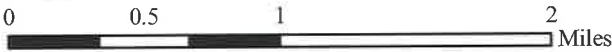
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			p.164

Priority Habitat of Rare Species

Priority Habitat of Rare Species and also
Estimated Habitat of Rare Wildlife

Certified Vernal Pool (as of July 31, 2008)



Wareham Quad



Appendices

Appendix A

Circulation List

Circulation list notified by US Mail unless otherwise noted:

* Hard Copy

** Compact Disc (PDF)

*** Email (PDF)

*Secretary of Energy & Env. Affairs, Executive Office of Energy and Environmental Affairs, Attn: MEPA Office (via hand delivery, 2 copies plus an extra copy of form and a CD)	
*Town of Carver Board of Selectmen	*Town of Plymouth Conservation Commission
*Town of Carver Planning Board	*Town of Plymouth, Board of Health
*Town of Carver Conservation Commission	*Town of Wareham Board of Selectmen
*Town of Plymouth Board of Selectmen	*Town of Wareham Planning Board
*Town of Plymouth Planning Board	*Town of Wareham Conservation Commission
*Ms. Lauren Liss, Esq., Rubin and Rudman, LLP	*MA Division of Energy Resources, Attn: MEPA Coordinator
*MA Department of Environmental Protection, Commissioner's Office	*MA DEP – Southeast Regional Office, Attn: MEPA Coordinator
*Energy Facilities Siting Board, Attn: MEPA Coordinator	*Executive Office of Transportation, Attn: Environmental Reviewer
*Massachusetts DOT, Public/Private Development Unit	*MA Department of Transportation - District #5, Attn: MEPA Coordinator
*Massachusetts Historical Commission, Attn: Brona Simon	*Old Colony Planning Council
*Massachusetts Aeronautics Commission, Attn: MEPA Coordinator	*Town of Carver, Board of Health
*Southeastern Regional Planning & Economic Development District	*Massachusetts Coastal Zone Management, Attn: Project Review Coordinator
**Mr. Andrew Reid, Superintendent, Wareham Fire District	*Natural Heritage and End. Spec. Prog., Division of Fisheries and Wildlife
*Town of Wareham, Board of Health	*Div. of Marine Fisheries (South Shore), Attn: Environmental Reviewer
*Dept. of Agricultural Resources, Attn: MEPA Coordinator	*Massachusetts Bay Transit Authority, Attn: MEPA Coordinator
***Ms. Sarah Hewins	**Plymouth Area Chamber of Commerce
**Wareham Land Trust	**Ms. E. Heidi Ricci, Senior Policy Analyst, Mass Audubon
**Mr. Mark Rasmussen, Executive Director, Coalition for Buzzards Bay	**Ms. Korrin N. Petersen, Advocacy Director, Coalition for Buzzards Bay
**Ms. Marie Oliva, Cape Cod Canal Reg., Chamber of Commerce	*Plymouth Public Library
**Mr. David Belluche	**Plymouth Carver Aquifer Advisory Committee
**Mr. Robert Wilber, Director of Land Protection, Mass Audubon	*Wareham Free Library
*Carver Public Library	**Mr. Frank Mezzacappa, MA DEP Southeast Regional Office
**Mr. Jed Cornock, Old Colony Planning Council	**Chief Craig Weston, Carver Fire Department
*Ms. Sally Durell	**Ms. Lisa Bindas and Ms. Jaci Barnett
*Ms. Nancy Seidman, MA Dept. of Environmental Protection	**Mr. Paul Diodati, Div. of Marine Fisheries
**Ms. Helen Hapgood	**Brenda & Phillip Dalrymple
**Mr. Bob O'Connor, Division of Conservation Services, Exec. Office of Energy & Environ. Affairs	**Mr. Bill Lockwood, Lockwood Architects

**Mr. David Gould, Env. Resources Mgr., Town of Plymouth	**Ms. Sandy Slavin, Wareham Open Space and Cons Comm.
**Mr. Jonathan Hobill, MA DEP Southeast Regional Office	**Mr. James E. Bruce, E.L. Morse Co., Inc.
**Ms. Erin Kinahan, Executive Office of Transportation/MA DOT District 5	**Mr. Dennis Lassige, NERCC
**Ms. Jean Connaughton, Wareham Community & Econ. Develop	** The Nature Conservancy
**Mr. Steve Urban, The Standard Times	**Mr. Dave Walton
**Ms. Jen Viveiros, MA DEP Southeast Regional Office	*Mr. David Keddell, Regulatory Office, New England District, U.S. Army Corps of Engineers
**Mr. Joe Costa, Buzzards Bay National Estuary Program, Massachusetts Coastal Zone Management	*Ms. Meg Lusardi, Department of Energy Resources
**Mr. Dave Janik, Massachusetts Coastal Zone Management	**Mr. Jeffrey Dirk, Vanasse & Associates, Inc.
Ms. Liz Kouloheras, MA DEP Southeast Regional Office	*Mr. Leighton Price, Six Ponds Improvement Association
Mr. Robert Gregory, MA Highway Department, District 5	*Mr. Sean Bogart
Mr. Edward Pacewicz	* Phillip and Terri Biancucci
** Wareham Zoning Board of Appeals	***Ms. Jen Bogart
Ms. Melissa Arrighi, Town Mgr., Town of Plymouth	*Mr. Alan Slavin, Town of Wareham, Board of Selectmen
Mr. Derek Sullivan, Wareham Interim Town Administrator	*Mr. Bill Napolitano, S.E. Regional Planning & Econ. Dev. District
Mr. Salvador Pina, Director, Wareham Community and Economic Development Authority	*Ms. Eileen Ormond
Mr. Nathaniel Tipton, MEPA Review Coordinator/Resource Mgmt. Planner, MA Dept of Conservation and Recreation	*Mr. Stan Allgor
***Mr. Eric Arbeene	***Mr. Robert Belbin
***Mr. Walter Cruz	**Mr. Michael Milanoski, Carver Town Administrator
**Mr. Brian Wick, Executive Director, Cape Cod Cranberry Growers' Association	**Editor, Wareham Courier
**Ms. Patrice Bordonaro, Executive Office of Energy and Environmental Affairs, Coastal Zone Management	**Ms. Andrea Coates, MassDOT, District 5
***Ms. Kathy Gallerani	

Appendix B

Public Notice

***Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs***

MEPA Office

100 Cambridge St., Suite 900
Boston, MA 02114
Telephone 617-626-1020

The following should be completed and submitted to a local newspaper:

PUBLIC NOTICE OF ENVIRONMENTAL REVIEW

PROJECT: Phase C6 Federal Road West Solar
Master Eastern Box Turtle Conservation and Management Permit
ADM Tihonet Mixed Use Development

LOCATION: Carver, Wareham and Plymouth, Massachusetts

PROPONENT: ADM Development Services LLC

The undersigned is submitting an Environmental Notification Form ("ENF") to the Secretary of Energy & Environmental Affairs on or before November 30, 2016

This will initiate review of the above project pursuant to the Massachusetts Environmental Policy Act ("MEPA", M.G.L. c. 30, s.s. 61-62I). Copies of the ENF may be obtained from:

Stacy H. Minihane, Beals and Thomas, Inc.
32 Court Street, Plymouth, MA 02360
(508) 366-0560

Copies of the ENF are also being sent to the Conservation Commission and Planning Board of the Towns of Wareham, Carver and Plymouth where they may be inspected.

The Secretary of Energy & Environmental Affairs will publish notice of the ENF in the Environmental Monitor, will receive public comments on the project for 45 days, and will then decide, within ten days, if an environmental Impact Report is needed. A site visit and consultation session on the project may also be scheduled. All persons wishing to comment on the project, or to be notified of a site visit or consultation session, should write to the Secretary of Energy & Environmental Affairs, 100 Cambridge St., Suite 900, Boston, Massachusetts 02114, Attention: MEPA Office, referencing the above project.

By: ADM Development Services LLC

Appendix C

Outreach Meeting Information

Appendix C: Outreach Meeting Information

The Proponent has continued to hold quarterly public outreach meetings, and has also been in consistent communication with MEPA and NHESP regarding the overall Project. The October 6, 2016 outreach meeting addressed the Phase C6 Federal Road West Solar project as well as the anticipated Master Turtle Permit, and also acted as a pre-filing meeting for this ENF. The agenda and sign-in sheet, as well as summary notes from this pre-filing meeting is included at the end of this section. The Proponent is currently in the process of coordinating the next outreach meeting, to be held January 2016.

A chronology of the overall ADM TMUD Project is presented below:

WINTER 2006	Submitted Request for Special Review Procedure
WINTER 2007	Received Certificate Establishing Special Review Procedure
SPRING/SUMMER 2008	Pre-Filing/First Quarterly Update Meeting
SUMMER 2008	Submitted Expanded Environmental Notification Form, Request for Single Review Document for Phase A1 and A2, Request to Amend the Special Review Procedure
FALL 2008	Initial MEPA Site Visit & Meeting, Additional "Frogfoot" Site Visit, Received Certificate on Expanded Environmental Notification Form & Draft Record of Decision on Phase A, 2 nd Quarterly Update Meeting, Received Final Record of Decision on Phase A
WINTER 2008	3 rd Quarterly Update Meeting
SPRING 2009	4 th Quarterly Update Meeting
SPRING/SUMMER 2009	Pre-Filing/5 th Quarterly Update Meeting
SUMMER 2009	Submitted Notice of Project Change Request for Amended Phase A Waiver
FALL 2009	6 th Quarterly Update Meeting, Received Certificate on Notice of Project Change & Draft Amended Record of Decision, Received Final Amended Record of Decision
WINTER 2009	7 th Quarterly Update Meeting
SPRING 2010	8 th Quarterly Update Meeting
SUMMER 2010	9 th Quarterly Update Meeting/Pre-Filing Meetings (Wareham & Carver)
SUMMER/FALL 2010	Submitted Notice of Project Change/Phase B Draft Environmental Impact Report & Phase C1 Environmental Notification Form
FALL 2010	10 th Quarterly Update Meeting (Plymouth)
WINTER 2010	Received Certificates on Notice of Project Change/Phase B Draft Environmental Impact Report and Phase C1-Wankinco Cranberry Bog Expansion Environmental Notification Form, 11 th Quarterly Update Meeting, FEIR Pre-Filing Meeting
WINTER 2011	Submitted Phase B Final Environmental Impact Report
SPRING 2011	Received Certificate on Phase B Final Environmental Impact Report, 12 th Quarterly Update Meeting
SUMMER 2011	13 th Quarterly Update Meeting
FALL 2011	14 th Quarterly Update Meeting
WINTER 2011	15 th Quarterly Update Meeting
SPRING 2012	16 th Quarterly Update Meeting
SUMMER 2012	17 th Quarterly Update Meeting

Environmental Notification Form
Phase C6 Federal Road West Solar and Master Eastern Box Turtle CMP
Wareham, Carver and Plymouth, Massachusetts

FALL 2012	18 th Quarterly Update Meeting/Phase C2 Pre-Filing Meetings (Wareham, Carver, Plymouth)
WINTER 2013	19 th Quarterly Update Meeting, Received Certificate and Draft and Final Records of Decision on Phase C2 Expanded Environmental Notification Form
SPRING 2013	20 th Quarterly Update Meeting
SUMMER 2013	21 st Quarterly Update Meeting
FALL 2013	22 nd Quarterly Update Meeting and Phase C5 Pre-filing Meeting, Received Tihonet West and Federal Road Solar Advisory Opinion (no ENF required)
WINTER 2014	23 rd Quarterly Update Meeting, Submitted Phase C5 Environmental Notification Form
SPRING 2014	24 th Quarterly Update Meeting, Received Certificate on Tihonet East Solar Environmental Notification Form, Met with MEPA regarding protocol for evaluating GHG impacts from land clearing
SUMMER 2014	25 th Quarterly Update Meeting
FALL 2014	26 th Quarterly Update Meeting
WINTER 2015	27 th Quarterly Update Meeting
SPRING 2015	28 th Quarterly Update Meeting
SUMMER 2015	29 th Quarterly Update Meeting
FALL 2015	30 th Quarterly Update Meeting and Pre-filing Meeting for Phase C6
WINTER 2016	31 st Quarterly Update Meeting and Pre-filing Meeting for Phase C7 (later eliminated)
SPRING 2016	32 nd Quarterly Update Meeting
SUMMER 2016	33 rd Quarterly Update Meeting
FALL 2016	34 th Quarterly Update Meeting and Pre-filing Meeting for Federal Road West (aka Golden Field) Solar project and NHESP Master Turtle Permit

MEETING DATE: October 6, 2016

REFERENCE: ADM Tihonet Mixed Use Development
34th Quarterly Update Meeting and Pre-Filing Meeting
Wareham, Carver and Plymouth, Massachusetts
EEA File No. 13940

PRESENT: See attached sign in sheet

PREPARED BY: Beals and Thomas, Inc.

COPIES TO: For submission with Phase C6 and Master Turtle Permit Environmental
Notification Form

PURPOSE: This meeting represented the thirty-fourth quarterly update meeting regarding the ADM Tihonet Mixed Use Development Project. The meeting was also held as a pre-filing meeting for the Environmental Notification Form (ENF) filing addressing Phase C6 Federal Road West Solar and the Master Eastern Box Turtle Conservation and Management Permit. The meeting was held at 5:00 PM in Room 4 of the basement of the Carver Town Hall at 108 Main Street, Carver, Massachusetts.

DISCUSSION ITEMS:

1. B+T provided a synopsis of the overall ADM TMUD Development for an attendee who had not attended prior meetings.
2. B+T then provided a summary of the Phase C6 Federal Road West (aka Golden Field) Solar project, consisting of an overview of the project and associated environmental and land use considerations. B+T detailed the local permitting efforts, including the negative determination confirming no wetlands or buffer zones, the site plan and special permit allowing the proposed project, and the variance facilitating the clustering of the solar arrays.
3. Next the coordination with NHESP regarding the overall TMUD project to date were briefly addressed, and the proposed Master Permit for Eastern Box Turtle was explained.
4. Attendees raised the following questions/comments during the meeting; *answers provided are noted in italics:*
 - Could you talk more about the solar in Carver specifically? *Local permits were previously filed and have been received. Carver has a very stringent solar bylaw, and ADM is one of the potentially few landholders in town that is able to readily*

comply with their intent of providing significant setbacks from roads and adjacent properties. This solar project complies with all bylaws except the minimum setback from property lines. The property lines in question run through the proposed solar site, and ADM is the landholder of all of the parcels comprising the solar site. Thus, ADM applied for a variance to eliminate the setbacks from its own "interior" property lines, which was granted.

- ADM owns the land across the property line though? *Yes.*
- What's the timeframe for the project? *The timeframe remains to be determined.*
- This is similar to how the cluster housing would work right? *Correct, except that other types of developments would result in greater environmental impacts relating to traffic, wastewater, impervious area, etc.*
- Will the project be built in phases? *Phasing is not anticipated.*
- How is development of Rosebrook going? *It is continuing to advance with multiple buildings/uses open between Rosebrook Place and Rosebrook Business Park.*
- Is there still an opening for a medical/office building there [Rosebrook Business Park]? *Yes.*
- Does ADM have any other plans for Carver at the moment? *No. The current Master Plan includes just the projects that have already been built or were previously reviewed and approved plus the current Federal Road West Solar project.*
- What's the Cranberry Bog Expansion? *The Wankinco Cranberry Bog expansion was previously reviewed by MEPA and completed permitting quite awhile ago. It is currently being constructed and consists of expanded cranberry bogs in the northern portion of the Parcel in Carver. [Subsequent to the meeting ADM corresponded with the attendee to provide the disturbance acreage associated with the project].*
- Is Federal Road [solar] still in progress? *It has been constructed and is believed to be operational.*
- Has ADM encountered any resistance from turtle activists? *No.*

ATTACHMENTS:

1. Agenda
2. Sign-in sheet

These minutes are accepted as accurate and complete unless corrections and/or additions are received within one week of issue.

MEETING DATE: October 6, 2016

MEETING TIME: 5:00 PM

ISSUE DATE: October 6, 2016

REFERENCE: ADM Tihonet Mixed Use Development
Quarterly Update and Pre-Filing Meeting
Wareham, Carver and Plymouth, Massachusetts
EEA No. 13940
B+T Project No. 1833.86

PREPARED BY: Stacy Minihane, Beals and Thomas, Inc.

COPIES TO: Meeting Attendees

PURPOSE:

This meeting represents the thirty-fourth quarterly update meeting regarding the ADM Tihonet Mixed Use Development Project. The meeting is being held at the Carver Town Hall at 108 Main Street, Carver, Massachusetts.

AGENDA ITEMS:

1. Project Chronology – see end of agenda
2. Project Updates
 - a. Phase C6 - three proposed solar sites in Carver (Golden Field Solar, a/k/a Federal Road West Solar)
 - i. Local permits Issued
 1. Planning Board Special Permit/Site Plan Review Decision Issued August 2016
 2. Zoning Board of Appeals Variance Decision Issued July 2016
 - b. Upcoming MEPA ENF filing:
 - i. Federal Road West (aka Golden Field) Solar
 - ii. Information relating to a NHESP “Master Eastern Box Turtle” permit
3. Questions/Comments/Next Steps
4. Next Quarterly Update Meeting – January 2017, Location TBD (anticipate Plymouth)

MEPA PROJECT CHRONOLOGY:

WINTER 2006	Submitted Request for Special Review Procedure
WINTER 2007	Received Certificate Establishing Special Review Procedure
SPRING/SUMMER 2008	Pre-Filing/First Quarterly Update Meeting
SUMMER 2008	Submitted Expanded Environmental Notification Form, Request for Single Review Document for Phase A1 and A2, Request to Amend the Special Review Procedure
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FALL 2011	14 th Quarterly Update Meeting
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SUMMER 2012	17 th Quarterly Update Meeting
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SUMMER 2016	33 rd Quarterly Update Meeting
FALL 2016	34 th Quarterly Update Meeting and Pre-filing Meeting for Federal Road West (aka Golden Field) Solar project and NHESP Master Turtle Permit

Sign In Sheet

ADM Tihonet Mixed Use Development

October 6, 2016 Quarterly Update and Pre-Filing Meeting (Carver)

NAME

Kathy Gallerani
Dave Warton

ORGANIZATION

Carver Reporter

CONTACT INFORMATION

kgallerani@wickedlocal.com
(send pdfs of filings +
notices)

Appendix D

MHC Correspondence



The Commonwealth of Massachusetts

June 27, 2016

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

Jim Kane
A.D. Makepeace Company
158 Tihonet Road
Wareham, MA 02571

RE: A.D. Makepeace Phase C6 Golden Field Solar Project, Carver, MA. MHC # RC.59151.

Dear Mr. Kane:

Staff of the Massachusetts Historical Commission (MHC) have reviewed the technical report, *Intensive (Locational) Archaeological Survey, Phase C6 Golden Field Solar Project, Carver, Massachusetts*, prepared by the PAL, received June 13, 2016, for the project referenced above.

Results of the intensive (locational) archaeological survey conducted for the project identified one archaeological find spot, the Golden Field Solar Find Spot. The find spot includes a singular find of one partial Levanna-like rhyolite projectile point. The Levanna style is diagnostic of the Late Woodland Period (1000 to 450 years ago). While the find spot provides information on ancient Native American land use and occupation in the inland portion of Carver during at least the Late Woodland Period (1000 to 450 years ago), it does not possess substantial research value. No further archaeological investigations of the find spot is recommended. In the MHC's opinion, the proposed project is unlikely to affect significant historic and archaeological resources.

These comments are offered to assist in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800), and/or Massachusetts General Laws, Chapter 9, Sections 26-27C (950 CMR 70-71) and MEPA (301 CMR 11). If you have any questions please contact Jonathan K. Patton, at this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brona Simon".

Brona Simon
State Historic Preservation Officer
Executive Director
State Archaeologist
Massachusetts Historical Commission

xc: Michael Hogan, ADM Development Services LLC
Secretary ~~Matthew A. Beaton~~ EEA, Attn: Deirdre Buckley, MEPA Unit
DEP-SERO, Wetlands & Waterways
Carver Historical Commission
Stacey Minihane, Beals & Thomas, Inc.
Deborah C. Cox, PAL, Attn: A. Peter Mair, II